

Warranty Deed**022606**

KNOW ALL MEN BY THESE PRESENTS, that I, Robert F. Cosgrove, of Waterville, County of Kennebec, State of Maine

grant to Robert F. Cosgrove and Marjorie A. Cosgrove, Trustees, or their successors in trust, under the Cosgrove Loving Trust dated December 18, 1989, and any amendments thereto

With Warranty Covenants, my interest in, a certain lot or parcel of land situated in the City Waterville, County of Kennebec, State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176. Thence north sixty degrees forty-seven minutes fifty-five seconds west ($N 60^{\circ} 47' 55'' W$) along a parcel of land designated as lot #4 on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds for three hundred two and zero hundredths feet (302.00'), more or less, to an iron pin. Thence south seventy-five degrees nineteen minutes twenty-one seconds west ($S 75^{\circ} 19' 21'' W$) along the land designated as lot #4 on the aforementioned plan for forty-one and five hundredths feet (41.05'), more or less, to an iron pin on the easterly side of Lantern Lane. Thence along the easterly line of Lantern Lane, following along a cal-de-sac with a radius of sixty feet (60'), and an interior angle of ninety-five and five tenths degrees (95.5), for an arc length distance of one hundred and zero hundredths (100.00'), more or less, to an iron pin marking a southeasterly corner of land designated as lot #1 on the aforementioned plan. Thence north twenty-nine degrees fifty-four minutes twenty seconds east ($N 29^{\circ} 54' 20'' E$) along land designated as lot #1 on the aforementioned plan for one hundred fifty-seven and forty-seven hundredths feet (157.47'), more or less, to an iron pin on the southerly line of land now or formerly owned by Schmidt as recorded in the Kennebec County Registry of Deeds in Book 1244, Page 284. Thence south sixty degrees five minutes forty seconds east ($S 60^{\circ} 05' 40'' E$) along the southerly line of said Schmidt and along land now or formerly owned by Peters as recorded in the Kennebec County Registry of Deeds in Book 1086, Page 085 for two hundred thirty-six and twenty-six hundredths feet (236.26'), more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by McDonough as recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142. Thence south twenty-nine degrees six minutes fifteen seconds west ($S 29^{\circ} 06' 15'' W$) along the land of said McDonough for one hundred fifty-seven and four hundredths feet (157.04'), more or less, to an iron pin. Thence south sixty degrees fifty-one minutes forty seconds east ($S 60^{\circ} 51' 40'' E$) along the land of said McDonough to the end of Prospect Street. Thence in a southwesterly direction along the end of Prospect Street for fifty-seven and fifty-seven hundredths feet (57.57'), more or less, to the point of beginning.

The herein described parcel of land contains one and twenty-four hundredths acres (1.24), more or less, and is a part of the land conveyed to Robert Cosgrove from James L. Dean, III, Personal Representative of the estate of Isabelle E. Dean, said deed dated September 29, 1986 and recorded in the Kennebec Registry of Deeds in Book 3031, Page 251. Magnetic bearings and distances are from a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987, by Lionel Kelley and recorded in the Kennebec County Registry of Deeds and the herein described parcel of land is designated as the Cosgrove Home Lot on the aforementioned plan.

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Being the same premises conveyed by Robert F. Cosgrove to Robert F. Cosgrove and Marjorie A. Cosgrove by deed dated May 5, 1987 and recorded in Kennebec County Registry of Deeds in Book 3152, Page 68.

Also being the same premises conveyed by warranty deed of Robert F. Cosgrove and Marjorie A. Cosgrove as joint tenants to Robert F. Cosgrove and Marjorie A. Cosgrove as tenants in common dated September 23, 1991 and to be recorded in said Registry.

In Witness Whereof, I have hereunto set my hand this 23rd day of the month of September, A.D. 1991.

Signed and Delivered in
the presence of

Wayne A. Thibault

Robert F. Cosgrove
Robert F. Cosgrove

State of Maine

County of Kennebec

ss.

Sept 23, 1991.

Then personally appeared the above named Robert F. Cosgrove and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Nancy S. Tebbetts
Notary Public



NANCY S. TEBBETTS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 19, 1992

RECEIVED KENNEBEC SS.

1991 SEP 26 AM 11:00

ATTEST: Hanna Bush
REGISTER OF DEEDS